

## 12 Hobart Lane, Aylsham - NR11 6GG

Guide price- £415,000 Freehold

Built in 2017, this stylish and spacious detached home offers well-appointed interiors ideal for family life. Located in a quiet, professional development with easy access to Marriotts Way, the property features high-quality finishes throughout—including striking white tiled flooring across the ground floor, a versatile dining room, a bright sitting room, and a modern kitchen/diner with separate utility and WC. Bifold doors lead to a stunning orangery with a full glass roof, tiled flooring, and stylish wallpaper. Upstairs, there are four well-sized bedrooms, including a master with en-suite, as well as a contemporary family bathroom. The property also benefits from solar panels, a generous enclosed rear garden with a Bradstone patio, a storage shed, off-road parking, and a double garage with power.

## Location

Hobart Lane is situated in a popular modern development on the edge of Aylsham, a well-served market town offering a wide range of amenities including supermarkets, independent shops, cafés, and a medical centre. The town benefits from excellent local schooling and strong transport links, with regular bus services and convenient access to the A140 for routes towards Norwich and Cromer.

Surrounded by scenic countryside and close to the historic Blickling Estate, Aylsham also provides a variety of walking and cycling opportunities, making it a desirable location for both families and commuters alike.



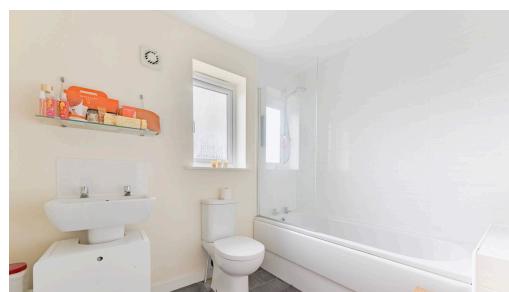
## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Maintenance fee is approximately £200, subject to variation and managed by the site company, with occasional additional costs

Heating system- Combi Boiler

Council Tax Band- D



## Hobart Lane, Aylsham

Step into the entrance hall, where large white tiled flooring makes an immediate impression, both stylish and practical. These quality tiles continue throughout the ground floor, offering a clean, seamless look and reflecting the attention to detail found across the home.

Continue into the versatile dining room, a flexible space that can easily serve as a bedroom, playroom, or study, depending on your needs.

The sitting room is light-filled and inviting, with soft carpet underfoot and generous windows that enhance the sense of space. It's a comfortable and relaxed setting, ideal for both everyday living and entertaining guests.

Move through to the stylish and modern fitted kitchen/diner, featuring sleek gloss grey cupboards, marble-effect worktops, a gas hob with extractor above, and a built-in electric oven. Spacious and practical, the room easily accommodates a dining area, making it ideal for family meals or hosting friends. A separate utility room, matched in style, provides plumbing for a washing machine and additional storage, while the adjoining WC and access to the garden add everyday convenience.

Bifold doors open into a large, light-filled orangery, an impressive extension of the living space. Finished with tiled flooring and stylish wallpaper, the room features multiple windows and a full glass roof, allowing natural light to pour in and creating a bright, open atmosphere. French doors lead directly out to the garden, making this a perfect space for relaxing or entertaining throughout the year.

Throughout the ground floor, upgraded finishes include modern lighting and additional power sockets, enhancing functionality and finish.

Upstairs, the landing includes a storage cupboard and provides access to four well-sized bedrooms, two of which are generous doubles. The master bedroom benefits from its own en-suite shower room with tiled flooring. A spacious family bathroom completes this level, featuring a panelled bath with shower over, tiled flooring, and an extractor fan.

Additional highlights include double glazing throughout and solar panels that help reduce energy bills while generating extra income.

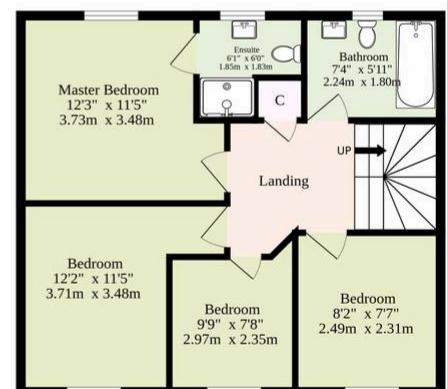
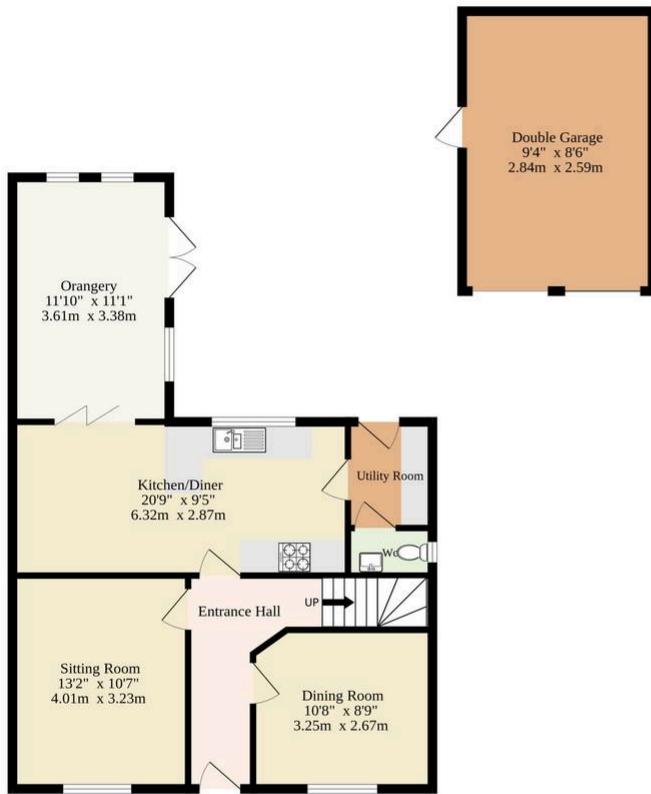
Outside, the property enjoys a generous, fully enclosed rear garden with plenty of space for outdoor living. A Bradstone patio provides an ideal area for dining or summer gatherings, while the lawned section offers space for children to play or for further landscaping. A storage shed is also included, providing useful space for tools or seasonal items.

Off-road parking is provided by a private driveway leading to a double garage, which includes power sockets, perfect for storage or a workshop setup.



**Ground Floor**  
730 sq.ft. (67.8 sq.m.) approx.

**1st Floor**  
591 sq.ft. (54.9 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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